

ZONE CHANGE

JUSTIFICATION LETTER FOR ~~VARIANCE~~ FOR JONES OFFICE AT APN 163-01-201-006.

12/27/06

ZONE CHANGE

This is a request for a ~~Variance~~ for the above stated project at 1506 S. Jones Blvd. in the City of Las Vegas. The property will be used for a professional office building.

~~ZONE CHANGE~~ THE

We ~~are asking for a waiver for~~ building offset along Jones where 20 feet is required and 15 feet is provided. The existing project to the north has provided 5 feet of offset. The waiver is justified because it is in conformance with the adjacent projects and the narrow parcel makes the required offset a hardship.

WE ARE ASKING FOR A ZONE CHANGE TO MEET THE CITY'S MASTER PLAN. WE ARE CHANGING THE ZONING FROM O TO C1.



File: 9101-justification4

ZON-18972
VAR-18973
02/08/07 PC